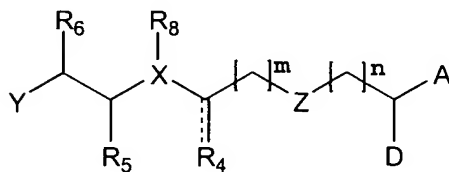


### Abstract of the Disclosure

Disclosed are compounds of the formula:



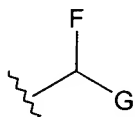
or the pharmaceutically acceptable non-toxic salts thereof wherein:

Z is aryl or heteroaryl;

n and m are 0, 1 or 2;

A is a carboxylic acid or ester; or

A is



where

D, F and G are hydrogen, (un)substituted amino, (un)substituted alkoxy, methylene or an (un)substituted sulfide;

X is N, O, CH<sub>2</sub>, S, SO or SO<sub>2</sub>;

R<sub>4</sub> is oxo, hydrogen, hydroxy, lower alkyl, lower alkoxy, cycloalkyl, keto, acyl, or sulfonyl;

Y is hydrogen, (un)substituted amino, (un)substituted alkoxy, methylene, an (un)substituted sulfide, (un)substituted sulfonyl or an (un)substituted sulfoxide;  
and

R<sub>5</sub>, R<sub>6</sub> and R<sub>8</sub> are hydrogen, lower alkyl, lower alkoxy, cycloalkyl, keto, acyl, or sulfonyl;

or

R<sub>5</sub> and R<sub>6</sub> together form a ring.

These [N-(substituted)carbamoylaryl- and heteroaryl aminopropanoic and butanoic acid compounds are highly selective agonists for the PPAR- $\gamma$  receptor or prodrugs of agonists for the PPAR- $\gamma$  receptor. Thus these compounds are useful in the treatment of Type II diabetes (NIDDM).